

ORDINANCE NO. Z-05-08-11-10D4

AN ORDINANCE AMENDING CHAPTER 11, SECTIONS 11.408, 11.415.2, 11.423, 11.502, AND 11.800, CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO REGULATE THE NUMBER OF ZONING DISTRICTS PERMITTED ON ONE LOT; AMEND THE MINIMUM LOT AREA IN THE MULTIFAMILY DISTRICT; TO PERMIT AND ESTABLISH REQUIREMENTS FOR HOSPITAL HELIPORT USES; TO AMEND EATING ESTABLISHMENT REQUIREMENTS IN THE LOCAL COMMERCIAL DISTRICT; TO AMEND PARKING STANDARDS FOR MEDICAL OFFICE BUILDINGS; TO ADD THE DEFINITIONS OF "HELIPORT" AND "HOSPITAL HELIPORT"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

Chapter 11, Section 11.408(3)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.408 MF (MULTIFAMILY) DISTRICT

(3) Density and Development Standards

All development within the MF (Multifamily) District shall conform to the Density, Development, and Special Standards described below.

(a) Conventional Multifamily Lot Density & Development Standards

Density & Development Standards for Multifamily Lots ⁽¹⁾			
Description	Requirement		
	1 Story	2 Stories	3 Stories
Minimum Lot Area	1 acre	1 acre	1 acre
Minimum Lot Width	200 ft.	200 ft.	200 ft.
Minimum Setback from Street (ROW)	25 ft.	35 ft.	45 ft.
Minimum Rear Setback	25 ft.	35 ft.	45 ft.
Minimum Rear Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾	100 ft. ⁽²⁾
Minimum Side Setback	25 ft.	25 ft.	25 ft.
Minimum Side Setback abutting SF & TF Lots	25 ft. ⁽²⁾	50 ft. ⁽²⁾	100 ft. ⁽²⁾

Minimum Setback for Accessory Building	10 or 20 ft. ⁽³⁾ ⁽⁶⁾	10 or 20 ft. ⁽³⁾ ⁽⁶⁾	10 or 20 ft. ⁽³⁾ ⁽⁶⁾
Maximum Height of Principal Building	1 story	2 stories	3 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	40%	40%	40%
Maximum Height of Fence within Street Yard	3 ft. ⁽⁴⁾ ⁽⁵⁾	3 ft. ⁽⁴⁾ ⁽⁵⁾	3 ft. ⁽⁴⁾ ⁽⁵⁾
Maximum Height of Fence outside Street Yard	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾	8 ft. ⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. ⁽²⁾ For all properties abutting SF & TF lots a minimum 15 ft. landscape buffer is required. No other use is permitted within the buffer. Landscaping shall be in accordance with Section 11.501. ⁽³⁾ The Setback is 20 ft. when adjacent to SF or TF lots. ⁽⁴⁾ All fences shall provide a finished face to abutting streets. ⁽⁵⁾ A wrought iron fence shall be permitted to reach a height of 6 feet. ⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.			

II.

Chapter 11, Section 11.415.2(2)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.415.2 PF-3 (PUBLIC FACILITIES - HIGH INTENSITY) DISTRICT

(2) Permitted Uses

(b) The following uses are permitted with conditions:

Use	Special Standard
Commercial Parking	11.423(6)
Parking, General	11.423(6)
Group Living	11.423(13)
Hospital Heliport	11.423(13.1)
Place of Worship (with unrestricted square footage of accessory uses)	11.423(20)(b)
School, High	11.423(22)(c)
Schools: Business, Trade and Post-Secondary Educational Facilities	11.423(22)(d)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(b)
Wireless Transmission Facilities, Stealth	11.423(31)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Self-standing	11.423(31)

III.

Chapter 11, Section 11.423(9)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(9) Eating Establishments

- (a) Eating establishments permitted in the C-2 district are subject to the following requirements:
 - (i) On sites smaller than two acres, the gross floor area shall not exceed 1,500 square feet for eating establishments.
 - (ii) On sites larger than two acres, the gross floor area of each eating establishment shall not exceed 3,000 square feet.
 - (iii) No drive-through service is allowed.
 - (iv) Signs shall not be internally illuminated.

IV.

Chapter 11, Section 11.423, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (13.1) as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(13.1) Hospital Heliports

- (a) Hospital Heliports shall comply with FAA hospital heliport design standards (U.S. Department of Transportation, Federal Aviation Administration, Advisory Circular No. 150/5390-2A, as amended).
- (b) Hospital Heliports shall be limited in use to touchdown and lift-off areas only and shall not include maintenance, storage or refueling facilities.
- (c) Touchdown and lift-off areas may be located at ground level or on the roof-top of a hospital facility.
- (d) Ground level touchdown and lift-off areas shall be paved and maintained in accordance with Section 11.502(8)(d).

- (e) Touchdown and lift-off areas shall not be located on required parking spaces for the hospital facility.
- (f) Touchdown and lift-off areas shall be shown on the site development plan submitted for the hospital facility.
- (g) Touchdown and lift-off areas shall not be located within 1,000 feet of residentially zoned property.

V.

Chapter 11, Section 11.502(2)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.502 OFF-STREET PARKING AND LOADING

(2) Off-Street Parking Requirements

(a) Off-Street Parking Requirements Table

The following table lists minimum off-street parking requirements by land use category.

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
<i>Residential Uses</i>		
SF; detached	2 per dwelling unit	2 garage enclosed parking spaces
SF; zero lot line	2 per dwelling unit	2 garage enclosed parking spaces
Village residential	2 per dwelling unit	2 garage enclosed parking spaces
SF; attached	2 per dwelling unit	2 garage enclosed parking spaces
Townhouse	2 per dwelling unit	2 garage enclosed parking spaces
Apartment	1.5 per 1-bedroom unit 2 per 2-bedroom unit 2.5 per 2+ bedroom unit	Additional 5 percent of total number of required spaces
Upper story residential	1.5 per bedroom	
Group homes of six or less persons	na	
Group homes of more than six persons	1 per 2 bedrooms	1.5 per 2 employees
All other Group Living	1 per 2 bedrooms	1.5 per 2 employees
<i>Public and Civic Uses</i>		

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Community Service	1 per 250 ft2 GFA	
In-home day care of six or fewer children	na	
Day Care	1 per eight pupils	
Elementary Schools	3 per classroom	
Middle Schools	3 per classroom	
High Schools	10 per classroom	
All other Educational Facilities	20 per classroom	
Government Facilities	1 per 250 ft2 GFA	1 per fleet vehicle
Hospitals	1 per 4 patient beds	
Institutions	1 per 250 ft2 GFA	1.5 per 2 employees
Community Parks	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Amenity Centers	1.5 per 250 ft2 GFA	
Linear Parks/Linkages Trailheads	varies	Parking requirement based on uses in park; must be reviewed and approved by Zoning Administrator
Golf courses and Country clubs	4 spaces per hole	1.5 per 250 ft2 GFA of accessory use structures
Cemeteries, Columbaria, Mausoleums, Memorial Parks, and Crematoria	1 per 50 interment plots (cemeteries and memorial parks); 1 per 350 ft2 GFA (mausoleum and crematorium)	
Funeral Home	1 per 100 ft2 GFA	Minimum of 20 spaces
Park and Ride Facility	na	
All other Passenger Terminals	2 per 250 ft2 GFA	
Place of Worship	1 per 3 seats	
Place of Worship with 2500 sq. ft. or less of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Place of worship with more than 2500 sq. ft. of accessory uses	1 per 3 seats in place of worship	Spaces necessary to accommodate accessory use based on requirement for accessory use
Wireless Transmission Facilities	none	
Major Utilities	1 per facility	1 additional per 250 ft2 GFA; 1 per fleet vehicle
Intermediate Utilities	none	
Minor Utilities	none	
Commercial Uses		
Eating Establishments	1 per 100 ft2 GFA (includes any outdoor seating and waiting areas)	
Entertainment, Outdoor	1 per 250 ft2 GFA structural area	1 per two seats
Office	1 per 250 ft2 GFA	
Medical Office Building	1 per 200 ft2 GFA	
Bed and Breakfast	1 per bedroom	1.5 per 2 resident owners
All other Overnight Accommodation	1 per bedroom	1.5 per 2 employees; 1 per 150 ft2 conference space
Parking, Commercial	none	
Indoor entertainment activities	1 per 250 ft2 GFA or, 1 per 4 seats for theaters	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA; 1 per 1000 ft2 thereafter, excluding theaters
Heavy equipment sales and leasing	1 per 250 ft2 GFA	1 additional per 500 ft2 GFA up to 50,000 ft2 GFA
Shopping Centers larger than 100,000 ft2	1 per 225 ft2 GFA	
All other Retail Sales and Service	1 per 250 ft2 GFA	
Self-Service Storage	1 space per 50 storage units	
Car wash, full service	1 per 150 ft2 GFA	Shall meet off-street stacking space requirements from this Section.

Off-Street Parking Requirements		
Use	General Requirement	Additional Requirement
Car wash, self-service	1 per facility	Shall meet off-street stacking space requirements from this Section.
Vehicle repair and body shop facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Auto service facilities	2 per service bay	Shall meet off-street stacking space requirements from this Section.
Vehicle sales, rental or leasing facilities	1 per 500 ft2 GFA indoor facility	1 additional per 1000 ft2 GFA outdoor lot area
All other Vehicle Sales and Service	1 per 250 ft2 GFA	5 per service bay
<i>Industrial Uses</i>		
Light Industrial Service, Manufacturing, and Assembly	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Warehouse and Freight Movement	1 per 500 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Mineral Extraction	1 per 300 ft2 GFA indoor facility	1.5 per 2 employees
Waste-Related Service	1 per 250 ft2 GFA	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Wholesale Trade	1 per 300 ft2 GFA indoor facility, except indoor storage	1 additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area

VI.

Chapter 11, Section 11.502(8)(e), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.502 OFF-STREET PARKING AND LOADING

(8) Parking Space and Parking Lot Design

(e) Access and Circulation

- (i) Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
- (ii) Site Plans for retail developments greater than a cumulative 50,000 gross square feet shall designate a primary vehicle circulation route entering and exiting the development.
 1. Landscape median islands or end islands, as defined in Section 11.501(3)(b), shall be immediately adjacent to the primary vehicle circulation route for the entire length of the route (excluding pedestrian access and the face of primary buildings).
 2. So as not to cause overflow stacking onto rights-of-way and primary circulation routes, parking is not permitted along primary vehicle circulation routes. So as not to cause internal circulation conflicts, parking is not permitted adjacent to the entire elevation of a building which includes the primary pedestrian access.

VII.

Chapter 11, Section 11.800, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add the definitions of "Heliport" and "Hospital Heliport" to read as follows:

Heliport The area of land, water or structure used or intended to be used for the touchdown and lift-off of helicopters.

Heliport, Hospital A heliport limited to serving helicopters engaged in air ambulance.

VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions

thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on first reading this the ____ day of _____, 2005.

READ, APPROVED and ADOPTED on ^{first} ~~second~~ reading this the 11th day of August, 2005.


NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:


CHRISTINE R. MARTINEZ, City Secretary

DATE: August 5, 2005

SUBJECT: City Council Meeting – August 11, 2005

ITEM: 10.D.4. Consider an ordinance amending Chapter 11, Zoning, of the Code of Ordinances (1995 Edition) to reduce the required lot size for multi-family lots, to regulate the placement of heliports, to modify requirements for eating establishments within local commercial shopping centers, to modify parking standards for medical office uses, and to regulate the placement of parking spaces adjacent to commercial drive aisles. (First Reading)

Department: Planning and Community Development Department
Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

Please see the attached memorandum which summarizes several proposed text amendments to the Zoning Ordinance. The amendments attempt to resolve a number of recurring issues staff has encountered since the adoption of the Zoning Ordinance in May 2002.

Funding:

Cost: N/A
Source of funds: N/A

Outside Resources: N/A

Background Information:

Please see the attached memorandum which summarizes several proposed text amendments to the Zoning Ordinance. The amendments attempt to resolve a number of recurring issues staff has encountered since the adoption of the Zoning Ordinance in May 2002.

Public Comment:

Public Notice and a public hearing were held in accordance with the City of Round Rock's Zoning Ordinance. A Public hearing was held on July 13, 2005, at the regular meeting of the Planning and Zoning Commission.